

SUBJECT: A report for discussion purposes on the proposed new zoning district entitled Urban Mix.

GENERAL INFORMATION:

Petitioner:

The Brewery District Community Urban Redevelopment Corporation
President: Duane Donohoo
4030 Mt. Carmel-Tobasco Road, Suite 112
Cincinnati, Ohio 45255

Purpose:

To create a mixed-use district in Cincinnati that permits residential and light manufacturing in inner city areas.

BACKGROUND:

The Brewery District Community Urban Redevelopment Corporation (Brewery District) raised concerns during the creation of the new zoning code about the Manufacturing General (MG) zoning district that was applied to the area north of Findlay Market (Exhibit A). Under the previous code, the area was zoned M-2. The MG was applied to reflect the predominant zoning and land uses in the area, while creating as few nonconforming uses as possible. The area contains a mix of single family, multi-family, office and warehouse structures (Exhibit B). Many of the vacant warehouses and breweries in the area are being converted to residential units and lofts.

After the adoption of the new zoning code in 2004, the City Council approved a 1-year grace period permitting individuals to request a zoning study free of charge if they felt that their property was zoned incorrectly. At that time, the Brewery District submitted a zone change application request for the establishment of a new Urban Mix (UM) District that they created for the area. The goals of the UM District are to promote pedestrian-oriented development while allowing for a full range of residential, business and light manufacturing uses to stimulate development in the area. The proposed UM District Chapter of the Zoning Code and a comparison of the UM District with existing districts are attached (Exhibit C, Exhibit D).

EXISTING CONDITIONS:

Adjacent Land Use and Zoning:

North: Multi-family structures, RM 1.2

East: Mixed use residential and commercial structures, CC-P

South: Findlay Market, CC-P

West: Primarily large commercial buildings fronting Central Parkway, CC-A

Existing Plans:

The Over-the-Rhine Comprehensive Plan (2002) recommends, with the exception of Grant Park, the area north of Findlay Street be Mixed Use Loft Space. The plan states that:

The loft district is intended to encompass a wide variety of businesses and housing opportunities including office/commercial, light manufacturing, artists' studios, and housing. Older manufacturing and industrial buildings, with their

large open floor plates and massive windows, present limitless opportunities for creative and unique developments (page 2)

PUBLIC COMMENT:

The Department of Community Development and Planning staff conducted a public conference on this zone change request on April 4, 2005. Representatives of the Brewery District in attendance were Duane Donohoo (Donohoo Properties, 256 Mohawk), Wade Dent (Pencil Dart, LLC, 222 E. 14th Street), Denny Dellinger (Metal Blast Building, 208 Mohawk), Jeff Raser (Glaserworks, 304 E. 8th Street), Omar Childress (1910 Elm). Residents and property owners in attendance were Jessie Thomas (2029 Dunlap), Jeff Funk (268 Stark Street), Christopher Phillips (G.C. Pace, 226 Mohawk). City Staff in attendance were Margaret Wuerstle (Chief Planner) and Jennifer Walke (City Planner). All parties were in favor of the change.

Staff received letters in support of the change from three property owners. The Over-the-Rhine Community Council also supports the change.

CITY STAFF COMMENT

The Departments of Law, Transportation and Engineering, Buildings and Inspections and Community Development and Planning have reviewed the proposed designation. Some staff expressed concerns that the proposed district is similar to existing districts such as Manufacturing Limited (ML) and Commercial Neighborhood Pedestrian (CN-P) and will be underused.

ANALYSIS OF PROPOSED CHANGE:

The current zoning designation, MG, reflects many of the current uses of the district, but does not promote the development goals of the neighborhood, such as increasing residential uses and pedestrian-oriented development. Unlike the proposed UM District, MG does not permit residential uses, with the exception of Transitional Housing. The ML District only permits residential uses when they are adjacent to existing residential uses. This proves to be problematic as development trends push for warehouses and breweries located in primarily manufacturing areas to be converted into loft dwelling units. The MG District also permits uses that the community finds undesirable, such as Transitional Housing (all programs), sexually oriented businesses, correctional institutions and juvenile detention facilities. The proposed UM district is similar to the existing CN-P District; however, CN-P does not permit outdoor and large-scale recreation/entertainment uses nor does it permit artisan production industry uses, which are recommended for the subject property in the Over-the-Rhine Comprehensive Plan (2002).

The Over-the-Rhine and West End neighborhoods are designated as Live Work Districts by Council, which permits an owner to live in the building in which s/he works. The UM District differs from the Live Work District, because it promotes adaptive reuse of vacant structures into residential units where there will be no commercial or industrial activity occurring.

Additional factors that should be considered in review of the proposed UM District are as follows:

- Industrial areas, especially in the inner city, are needed to provide jobs to skilled and unskilled laborers. There is a scarcity of industrial property available in the city. In the proposed UM District, ML uses are permitted and MG uses are permitted as a conditional use.
- There are other areas in Cincinnati that contain a mix of residential and manufacturing uses that could benefit from Urban Mix zoning: Northside, South Cumminsville, West End, Lower Price Hill Camp Washington (Exhibit E: Land Use and Zoning Maps).

- The City of Cincinnati, State of Ohio and Federal regulations dealing with health issues, building standards, noise and pollution address the compatibility of mixed uses in the Urban Mix zoning designation.
- Larger cities, such as New York and Chicago have mixed use designations to promote the development of hip, urban areas.
- The Urban Mix designation is consistent with the new urbanism concepts that promote mixed use, walkable communities, which include employment opportunities.
- The City needs to promote revitalization of our urban neighborhoods. Flexible codes provide opportunity for creative development projects.
- The existing Zoning Code does not meet the needs of older neighborhoods that developed as mixed-use, manufacturing and residential districts. Manufacturing uses are not suitable for all residential areas; however this is a unique situation that should be given careful review and consideration.

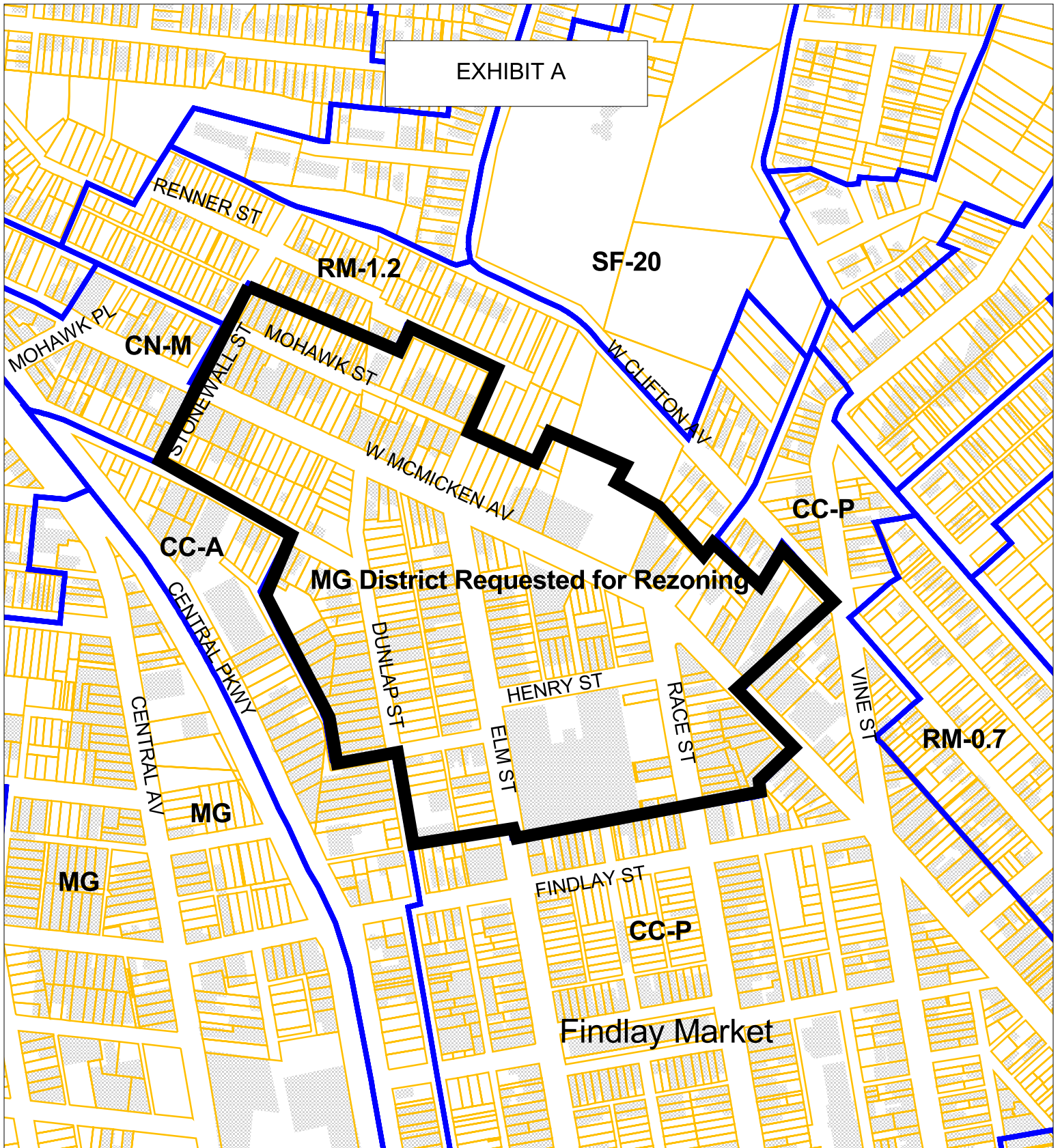
APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, AICP
Chief Planner





Jennifer K. Walke
City Planner

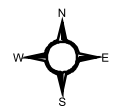
EXHIBIT A



Proposed Zone Change in Over-the-Rhine

Current Zoning: MG (Manufacturing General)

-  Area proposed to be rezoned
-  Zoning
-  Parcel Polygons
-  Buildings



300 0 300 600 Feet




EXHIBIT B



1906-1910 Elm
Manufacturing uses adjacent to Multi-Family



2013-2031 Dunlap
Warehouse/Storage adjacent to Multi-Family



2035 Dunlap
Single Family



38-46 W McMicken
Warehouse adjacent to Residential



226 McMicken
Vacant building, formerly the Jackson Brewery,
is being converted to 20 condominium units



240-244 Mohawk
Single Family next to Warehouse



225-227 Stark Street
Vacant parcel, Multi-Family and Commercial

Chapter 1418. Urban Mix Districts

§ 1418-01.	PURPOSES.	1
§ 1418-05.	LAND USE REGULATIONS.	2
§ 1418-07.	DEVELOPMENT REGULATIONS.	6
§ 1418-09 (OR AMEND 1425-19).	OFF-STREET PARKING AND LOADING REQUIREMENTS.....	8

§ 1418-01. Purposes.

The general purposes of Urban Mix districts are to:

- (a) Provide a balance of uses and amenities fostering a vital economic, livable and cultural area and enhance its urban, aesthetic qualities.
- (b) Protect and enhance historic, cultural, economic and architectural resources.
- (c) Preserve, create and enhance pedestrian-oriented streets to encourage retail, entertainment, residential and office vitality and improve the quality of life for district residents, visitors and workers
- (d) Provide quality public spaces, such as urban street corridors, by maintaining the physical continuity of the street edge created by buildings.
- (e) Bring most daily activities within walking distance, giving the elderly, young and disabled increased independence of movement.
- (f) Reduce the number of automobile trips, minimize congestion, consumption of resources and air and noise pollution.

FIGURES 1418-03-A-D The following illustrations represent examples of the Urban Mix districts in this chapter:



Figure 1418-03-A: UM



Figure 1418-03-B: UM



Figure 1418-03-C: UM



Figure 1418-03-D: UM

§ 1418-05. Land Use Regulations.

Schedule 1418-05 below prescribes the land use regulations for UM Districts. The regulations are established by letter designations as follows:

- (g) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.
- (h) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1405-05.
- (i) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1418-05 below are prohibited.

Schedule 1418-05: Use Regulations – Urban Mix District

Use Classifications		UM	Additional Regulations
Residential Uses			
Group Residential	Bed and breakfast home	P	
	Child day care home	L2	
	Group residential		
	Congregate housing	P	
	Convents and monasteries	L7	
	Fraternities, sororities, dormitories	L7	
	Patient family homes	L7	
	Rooming houses	L1	
	Shared housing for the elderly	L7	
	Single-family dwelling	P	See § 1403-11

Residential Care Facilities	Attached single-family dwelling	P	See § 1403-11
	Rowhouse, single-family dwelling	P	
	Two-family dwelling	P	
	Three-family dwelling	P	
	Multi-family dwelling	P	
	Assisted living	P	
	Developmental disability dwelling	P	
	Nursing home	P	
Special Assistance Shelter		C	
Transitional Housing	Programs 1-4	P	
	Program 5	--	
	Program 6	--	
Public and Semipublic Uses			
Cemeteries			
Clubs and lodges		P	
Colleges, Public or Private		P	
Community service facilities		P	
Cultural institutions		P	
Day Care Center		P	
Government Facilities and Offices	Correctional Institutions	--	
	Facilities and Institutions	--	
	Juvenile Detention Facilities	--	
	Offices	P	
Hospitals		P	
Parks and recreation facilities		P	
Public maintenance Facilities		C	
Public safety facilities		P	
Religious assembly		P	
Schools, public or private		P	
Commercial Uses			
Ambulance Services		C	
Animal Services		C	See § 1419-05
Banks and Financial Institutions		L9	See § 1419-13
ATM, Stand Alone		C	
Bed and breakfast inns		P	See § 1419-09
Building maintenance services		P	
Building material sales & services		L3	
Business services		P	
Commercial meeting facilities		C	

Eating and Drinking Establishments	Drinking establishments	P	
	Restaurants, Full Service	L9	See § 1419-21
	Restaurants, Limited Service	L9	See § 1419-21
	Food markets	L9	
	Food preparation	P	
	Funeral and interment services	P	
	Garden supply stores & nurseries	C	
	Hotels & commercial lodging	P	
	Laboratories, commercial	L6	
	Loft dwelling units	P	See § 1419-23
	Maintenance & repair services	P	
	Medical services and clinics	P	
	Offices	P	
	Parking facilities	C	See § 1425, § 1411-25
	Personal instructional services	P	
	Personal services	P	
	Private vehicular storage lot	--	
Recreation and Entertainment	Indoor or small scale	P	
	Outdoor or large scale	C	
	Retail sales	L6	
	Sexually oriented businesses	--	
	Vehicle & Equipment Services	L10	
	Car wash	L10	See § 1419-11
	Fuel sales	--	See § 1419-15
	Vehicle repair	L11	See § 1419-27
	Automobile holding facility	--	
Industrial Uses			
	Production industry		
	Artisan	P	
	General	C	
	Intensive high-impact	--	See § 1419-19
	Limited	P	
	Research & development	C	
Warehouse & Storage	Contractor's storage	L3	
	Indoor storage	P	
	Oil & gas storage	--	

Outdoor storage	--	
Metal waste salvage yard/ junk yards	--	
Waste management	--	
Waste collection	--	See § 1419-31
Waste disposal	--	
Waste transfer	--	See § 1419-31
Wholesale & distribution	C	
Transportation, Communication and Utilities		
Communications facilities	C	
Public utility distribution system	L12	
Public utility maintenance yard	--	
Public utility plant	--	
Radio & television broadcast antenna	--	
Transportation Facilities	Airports	--
	Heliports	C
	Railroad train yards	--
	Railroad right-of-way	P
	Transportation passenger terminals	C
Truck Terminal and Warehouse	--	
Watercraft and Riverfront	Commercial Piers and Ports	--
	Marinas	--
Wireless communication antenna	L4	See § 1419-33
Wireless communication tower	C	See § 1419-33
Mining and quarrying	--	
Accessory Uses		
Any accessory use not listed below	L5	
Commercial services	P	See § 1419-35, 37
Commercial vehicle parking	P	
Drive box	L15	
Exterior lighting	P	See § 1421-39
Fences and walls	P	See § 1421-33
Home occupations	P	See § 1419-17
Refuse storage areas	P	See § 1421-35
Rooming unit	L8	
Small scale specialized incinerator	--	
Transitional Housing	--	
Nonconforming Uses		See Chapter 1447

<i>Specific Limitations</i>				
L1	Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; the maximum number of rooming units is five, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.	L2	Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear.	
L3	Permitted provided outdoor storage is screened so as not to be visible from adjacent streets.	L4	Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public or public utility building or structure.	
L5	Accessory uses determined by the Director of Buildings and Inspections to be customarily incidental to a use of the district are permitted. All others require conditional use approval.	L6	Use is limited to 15,000 square feet; more space requires conditional use approval.	
L7	A separate entrance for access to rooming units must be provided in a mixed-use building.	L8	No more than two rooming units may be rented or leased in any dwelling.	
L9	Drive through facilities are not permitted.	L10	Permitted as secondary use located within a parking garage	
L11	Permitted when the entire use is located in a fully enclosed structure.	L12	The facility must be underground, within a building or on the roof within an enclosure.	
L13	Accessory to a public or semi public use provided that the drivebox is at least 100 feet from any property used for residential purposes.			

§ 1418-07.

Development Regulations.

Schedule 1418-07 below prescribes the development regulations for the UM Districts, including lot area for every unit, minimum lot width, setbacks and maximum height. Figure 1418-07 illustrates the setbacks for the UM Districts. Where an overlay district applies, the provisions of that district take precedence if there is conflict with the standards of this Section.

Schedule 1418-07 Development Regulations – Urban Mix District

Building Form and Location	Setbacks (ft.)						
	Lot Area (sq. ft.)	Lot Area/ Unit (sq. ft.)	Lot width (ft.)	Front Yard (Min/Max.)	Side Yard Min./Total Yard (Min)	Rear	Maximum Height (ft.)
UM Residential	2,000	700	25	0/10	0/0		10 45
UM Non- residential	2,000	0	25	0/0	0/0		10 45
UM Rowhouse	1,500	700	25	0/10	0/0		10 45
UM Other Use	2,000	2,000	25	0/0	0/0		10 45

Regulations UM Additional Regulations

Vehicle Accommodation - Driveways and Parking			
Driveway Restrictions	NO		
Drive-Through Facilities	NO		
Required Parking	YES	See 1425- 17*- Would require amendment to Parking Chapter: 1 sp/du	
Location of Parking	YES	See 1418- 09	
Parking Lot Landscaping	NO		
Parking Lot Screening	YES	See 1425-29	
Truck Dock; Loading; Service Areas	YES	See 1403-09	
Other Regulations			
Buffering along District Boundaries	YES	See 1423-14	
Accessory Structures	YES	See Chapter 1421	
General Site Standards	YES	See Chapter 1421	
Landscaping and Buffer Yards	YES	See Chapter 1423	
Nonconforming Structures	YES	See Chapter 1447	
Off Street Parking & Loading	YES	See Chapter 1425	
Signs	YES	See Chapter 1427	
Additional Development Regulations	YES	See Chapter 1419	

“Yes” means additional regulations apply.

§ 1418-09 (or amend 1425-19). Off-Street Parking and Loading Requirements.

1space per unit for Single-family and multi-family uses.

A variance may be granted by the Hearing Examiner to reduce Off-Street Parking requirements, if alternative parking plans are deemed adequate.

Alternative parking plans include but are not limited to:

Shared Parking. Shared Parking, that is formalized by written agreement, is encouraged to promote efficient use of land and resourced by allowing users to share off-street parking facilities for uses that are located near one another and that have different peak parking demands or different operating hours.

Credit for On-Street Parking Spaces. On-street parking spaces may be used to satisfy a percentage of the requirements for off-street parking.

Bicycle Parking. A reduction in the number of require off-street parking spaces can be made for uses that provide bicycle parking or that make special provisions to accommodate bicyclists.

Pedestrian Oriented Use. For uses that serve the immediate neighborhood, a reduction in the number of required parking spaces may be made

Transit Credit. When located proximate to a bus stop, credit towards the parking requirement may be granted.

CINCINNATI ZONING CODE

Use			SINGLE					MULTI-FAMILY				OFFICE		COMMERCIAL						MANUFACTURING			DOWNTOWN DEVELOPMENT				Institutional Residential	Urban Mix
			SF-20	SF-10	SF-6	SF-4	SF-2	RMX	RM-2.0	RM-1.2	RM-0.7	OL	OG	CN-P	CN-M	CC-P	CC-M	CC-A	CG-A	ML	MG	ME	DD-A	DD-B	DD-C	DD-D	IR	UM
RESIDENTIAL USES	Bed & Breakfast Home [1419-09]		---	C	C	C	C	P	P	P	P	P	P	P	P	P	---	---	---	---	---	P	P	P	P	P	P	
	Child Day Care Home		L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	---	---	L1	---	---	L1	L1	L1	L1	L1	L1	
	Group Residential	Congregate Housing	---	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	L26	---	---	---	---	---	---	---	P	P
		Convents & Monasteries	C	C	C	C	C	P	P	P	P	P	P	P	P	P	---	---	L26	---	---	L35	L35	L35	L35	P	L35	
		Dormitories	---	---	---	---	---	---	---	C	P	---	---	P	P	P	P	---	L26	---	---	---	---	---	---	P	P	
		Fraternities & Sororities	---	---	---	---	---	---	---	C	P	P	P	P	P	P	---	---	L26	L26	---	L35	L35	L35	L35	P	L35	
		Patient Family Homes	---	---	---	---	---	---	---	P	P	P	P	P	P	P	---	---	L26	---	---	L35	L35	L35	L35	P	L35	
		Rooming Houses	---	---	---	---	---	---	---	---	L2	---	L2	L2	L2	L2	---	---	L26	---	---	L2	L2	L2	L2	P	L2	
		Shared Housing for the Elderly	---	---	---	S1	S1	L3	L3	L3	L3	P	P	P	P	P	---	---	L26	---	---	L35	L35	L35	L35	P	L35	
	Permanent Residential	Single-family Dwelling [1403-11]	P	P	P	P	P	P	P	P	P	L15	P	P	P	L18	L18	---	L26	---	---	P	P	P	P	P	P	
		Attached Single-family dwelling [1403-11]	S2	S2	S2	P	P	P	P	P	P	L15	P	P	P	---	---	---	L26	---	---	P	P	P	P	P	P	P
		Rowhouse, single-family dwelling	--	---	---	---	---	P	P	P	P	P	---	---	---	---	---	---	L26	---	---	P	P	P	P	---	P	P
		Two-family dwelling	S3	S3	S3	S3	S3	P	P	P	P	P	L15	P	P	P	L18	L18	---	L26	---	---	P	P	P	P	P	P
		Three-family dwelling	S3	S3	S3	S3	S3	P	P	P	P	P	L15	P	P	P	L18	L18	---	L26	---	---	P	P	P	P	P	P
	Res. Care Facilities	Multi-family dwelling	S3	S3	S3	S3	S3	L4	P	P	P	P	L15	P	P	P	L18	L18	---	L26	---	---	P	P	P	P	P	P
		Assisted Living	---	---	---	---	---	C	C	P	P	---	---	P	P	P	P	P	---	---	---	---	P	P	P	---	P	P
		Developmental disability living	P	P	P	P	P	P	P	P	P	---	---	P	P	P	L18	L18	---	P	---	---	P	P	P	P	P	P
	Trans. Housing	Nursing Home	---	---	---	---	---	C	C	P	P	---	---	P	P	P	P	P	---	---	---	---	P	P	P	---	P	P
Special Assistance Shelter		---	---	---	---	---	---	---	C	---	---	C	C	C	C	C	C	C	---	---	---	C	C	C	C	---	C	
Programs 1-4		---	---	---	---	---	---	P	P	P	P	P	P	P	L18	L18	---	P	P	---	P	P	P	P	P	P	P	
Program 5		---	---	---	---	---	---	---	---	---	P	---	---	---	P	P	P	---	P	---	---	P	P	P	P	C	--	
	Program 6	---	---	---	---	---	---	---	---	---	C	---	---	---	C	P	P	---	P	---	L36	L36	L36	L36	C	---	---	
Cemeteries			---	---	---	S4	S4	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
PUBLIC AND SEMIPUBLIC USES	Clubs & Lodges		---	---	---	---	---	L5	L5	L5	L5	L5	P	P	P	P	P	P	---	---	---	P	P	P	P	---	P	
	Colleges, Public or Private		---	---	---	---	---	---	---	---	---	C	---	---	---	C	P	P	---	---	---	P	P	P	P	P	P	
	Community Service facilities		---	---	---	---	---	C	C	C	P	---	---	P	P	P	P	P	P	---	---	P	P	P	P	P	P	
	Cultural Institutions		---	---	C	C	C	C	C	P	P	P	P	P	P	P	P	P	---	---	---	P	P	P	P	P	P	
	Day Care Center		---	---	---	---	---	---	---	---	P	P	P	P	P	P	P	P	P	L27	---	P	P	P	P	P	P	
	Government Facilities & Offices	Correctional Institutions	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	C	---	---	---	---	C	---	---	---
		Facilities and Institutions	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	C	---	---	---	---	---	---	---	---
		Juvenile Detention Facilities	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	C	---	---	---	---	---	---	---	---
		Offices	---	---	---	---	---	---	---	---	---	P	P	L19	L19	P	P	P	P	P	---	P	P	P	P	P	P	
	Hospitals		---	---	---	---	---	---	---	---	---	C	---	---	---	---	---	P	---	---	---	P	P	P	P	P	P	
	Park & Recreation facilities		S5	S5	S5	S5	S5	P	P	P	P	P	P	P	P	P	P	P	P	---	---	P	P	P	P	P	P	
	Public Maintenance facilities		---	---	---	---	---	---	---	---	---	---	---	---	---	---	C	C	P	P	---	---	P	P	P	---	C	
	Public Safety facilities		---	---	---	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly		C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	---	---	P	P	P	P	P	P		
Schools, public or private		C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	---	---	P	P	P	P	P	P		
COMMERCIAL USES	Ambulance Services		---	---	---	---	---	---	---	---	---	---	---	---	---	P	P	P	P	P	---	---	---	---	---	---	C	
	Animal Services [1419-05]		---	---	---	---	---	---	---	---	---	P	L20	L20	L20	L20	L21	L21	P	P	---	---	C	---	---	---	C	
	Banks & Financial Institutions [1419-13]		---	---	---	---	---	---	---	---	P	P	L19	L19	P	P	P	P	P	P	---	L16	L16	L16	L16	---	L16	
		ATM, Stand Alone	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	C	C	---	C	
	Bed & Breakfast Inns [see 1419-09]		---	---	---	---	---	C	C	C	P	C	C	P	P	P	P	P	---	---	---	P	P	P	P	---	P	
	Building Maintenance Services		---	---	---	---	---	---	---	---	---	---	---	---	---	---	P	P	P	P	---	---	---	P	---	---	P	
	Building Material Sales & Services		---	---	---	---	---	---	---	---	---	---	---	---	---	L22	L22	P	P	P	P	---	---	---	---	---	L22	
	Business Services		---	---	---	---	---	---	---	L6,7	P	P	L19	L19	P	P	P	P	P	P	---	P	P	P	P	---	P	
	Commercial Meeting facility		---	---	---	---	---	---	---	---	L5	P	---	---	---	P	P	P	P	---	---	---	L37	L37	L37	L37	---	C
	Eating & Drinking Establishments	Drinking Establishments	---	---	---	---	---	---	---	---	---	---	L19,23	L19,23	L23	P	P	P	P	P	---	P	P	P	P	---	P	
		Restaurants, Full Service [1419-21]	---	---	---	---	---	---	---	---	---	L7, 16	L19,23	L19,23	L23	P	P	P	P	P	---	L16	L16	L16	L16	---	L16	
		Restaurants, Limited Service [1419-21]	---	---	---	---	---	---	---	---	---	L7, 16	L19,23	L19,23	L23	P	P	P	P	P	---	L16	L16	L16	L16	---	L16	
	Food Markets		---	---	---	---	---	---	L7	L7	L7	L7, 16	L7, 16	L19	L19	P	P	P	P	L28	L28	---	L16	L16	L16	L16	---	L16
	Food Preparation		---	---	---	---	---	---	---	---	---	---	L19	L19	P	P	P	P	P	P	---	P	P	P	P	---	P	
	Funeral & Internment Services		---	---	---	---	---	---	---	L6	P	P	P	P	P	P	P	P	---	---	---	---	---	P	---	---	P	
	Garden Supply Stores and nurseries		---	---	---	---	---	---	---	---	---	---	---	---	---	L22	L22	P	P	---	---	---	---	---	---	---	C	
	Hotels & Commercial Lodging		---	---	---	---	---	---	---	---	---	P	---	---	---	P	P	P	---	---	---	P	P	---	P	---	P	
	Laboratories, commercial		---	---	---	---	---	---	---	---	C	P	L19	L19	P	P	P	P	P	P	---	L37	L37	L37	L37	P	L19	
	Loft Dwelling Units [see 1419-23]		---	---	---	---	---	---	L8	L8	L8	---	---	P	P	P	P	P	P	P	---	P	P	P	P	---	P	
	Maintenance & Repair Services		---																									

CINCINNATI ZONING CODE

~~This information is provided in this format for convenience. All information noted above should be verified with the actual Cincinnati Zoning Code (adopted 2/13/04)~~

Zoning District Matrix	CINCINNATI ZONING CODE	
	L14 -- Must conform to 1401-03-T(c)(5) as an accessory use to public & semi-public uses.The use requires conditional use approval.	
	L15 -- For new construction, permitted only above the ground floor in mixed use building on arterial streets. Pre-existing permanent residential uses are permitted.	
	L16 -- Drive through facilities are not permitted	
	L17 -- Accessory to Hospitals, medical services, clinics, commercial laboratories and research & development uses, provided the incinerator is located on a roof or at least 100' from any propoerty used for residential purposes.	
	L18 -- Permitted only above the ground floor in a mixed use building	
	L19 -- Use is limited to 15,000 square feet; more space requires conditional use approval	
	L20 -- Permitted, provided that there are no outdoor exercise areas, yards or pens and mechanical ventilation and air filter devices must be provided.	
	L21 -- Outdoor exercise areas, yards or pens must be 100' from any residential district.	
	L22 -- Permitted provided outdoor storage is screened so as to not be visible from adjacent streets.	
	L23 -- Presentation of entertainment is not permitted in outdoor areas.	
	L24 -- Permitted on arterial streets with a maximum site size of 2 acres. Vehicle loading and unloading must occur on site.	
	L25 -- The material incinerated is generated on site and is located on a roof or at least 100' from any propoerty used for residential purposes.	
	L26 -- New residential is permitted only when abutting an existing residential use or structure	
	L27 -- Permitted only as an accessory use to a use allowed in the district	
	L28 -- Permitted only if occupying less than 5,000 sg in ML and less than 10,000 sf in MG	
	L29 -- Permitted on arterial street only. Vehicle loading and unloading must occur on-site.	
	L30 -- The facility must be completely enclosed on all sides with a six foot screen fence which is protected from damage by a guardrail or other barriers approved by the Director of Buildings and Inspections. Must be located at least 100' from a residential district.	
	L31 -- Landing strip, pad, or apron may not be located within 500' of a residential district boundary	
	L32 -- Not allowed within 250' of a residential use in a residential district	
	L33 - The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100' from any property used for residential purposes	
	L34 -- Provisions of 1421-35 apply when refuse storage area is within 100' of any property used for residential purposes.	
	L35 -- A separate entrance for access to rooming units must be provided in a mixed use building.	
	L36 -- Programs may not exceed 50 resident occupants.	
	L37 -- Not permitted as a principal ground floor use in locations indicated on Map 1411-17	
	L38 -- See 1411-25	
	L39 -- Permitted on the ground floor only.	
	L40 -- Permitted as secondary use located within a parking garage.	
	L41 -- Permitted only if the entire use and storage is within an enclosed structure.	
	L42 -- The facility must be underground, within a building or on the roof within an enclosure.	
	L43 -- See Chapter 1421	
	L44 -- Accessory Uses to be determined by Director of Building and Inspections to be customarily incidental to a use of the district other than those specified in 1417-05 are permitted. All others require conditional use approval	